



HEARTLAND VETERINARY PARTNERS

1215 W Pearce Boulevard - Wentzville, MO 63385

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present for Sale the Heartland Veterinary Partners Located at 1215 W Pearce Blvd in Wentzville, MO. This Deal Includes a Tenant That Has Exceptionally Strong Monetary Commitment to the Site Through Self Funded Tenant Improvements. The Site Benefits From a 15 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secured Investment.

Sale Price

\$3,391,304

OFFERING SUMMARY

Cap Rate:	5.75%
NOI:	\$195,000
Price / SF:	\$521.74
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	1215 W Pearce Blvd
City, State, Zip:	Wentzville, MO 63385
County:	Saint Charles County
Building Size:	6,500 SF
Lot Size:	1.26 Acres
Year Built:	2024



Actual Property Image



Image Rendering

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Heartland Veterinary Partners is One of the Premier Veterinary Operators in the Space With Over 250+ Locations Nationwide in Their Network
- The Site is a 2024 Build to Suit For the Tenant Located in the Heart of the Major Retail Corridor of Wentzville, MO; National Retailers in the Area Include Walmart, Sam's, Lowe's, Kohl's, Target and Chick-fil-a
- The Site Benefits From a 15 Year Absolute Triple Net (NNN) Lease, Providing a Future Landlord With a Hands Off Investment
- Tenant Has Exceptionally Strong Monetary Commitment to the Site Through Self Funded Tenant Improvements



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

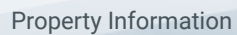
LEASE ABSTRACT

Tenant:	Heartland Veterinary Partners
Premises:	6,500 SF
Base Rent:	\$195,000
Rent Per SF:	\$30.00
Rent Commencement:	01/06/2024
Lease Expiration:	01/01/2039
Lease Term:	~15 Years Remaining
Renewal Options:	3 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Absolute Triple Net (NNN)
Use:	Medical
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



Image Rendering



Image Rendering



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



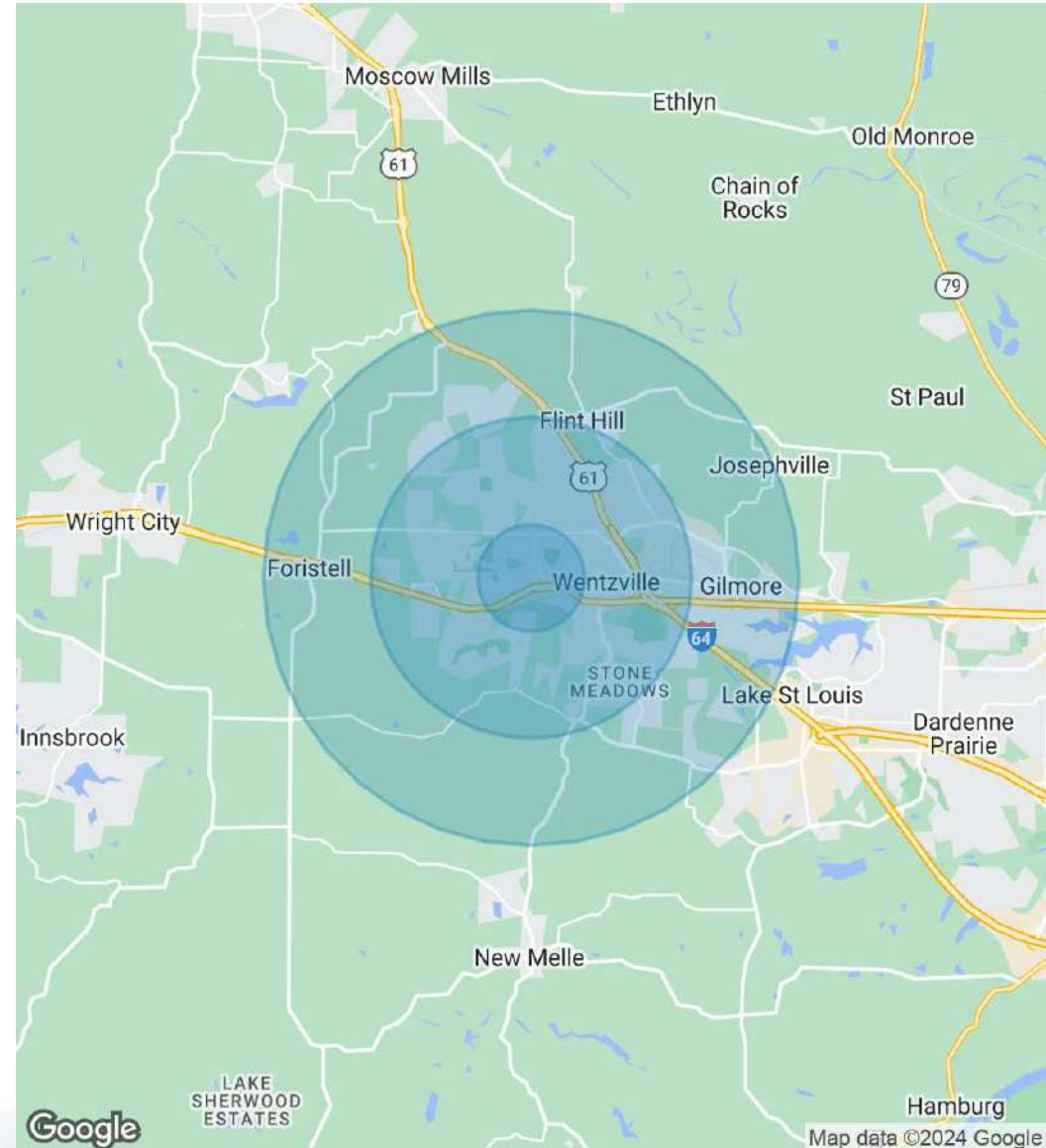
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,823	42,472	61,884
Average Age	39.7	35.2	36.9
Average Age (Male)	38.6	33.5	35.5
Average Age (Female)	40.3	36.2	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,754	15,132	22,388
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$103,891	\$118,541	\$117,483
Average House Value	\$273,388	\$259,575	\$262,657

TRAFFIC COUNTS

W Pearce Blvd	17,223 VPD
I-70	78,985 VPD
I-64	48,259 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



General Motors



St. Charles County Fair

WENTZVILLE, MO

Wentzville is an exurb of St. Louis that is located in western St. Charles County, Missouri. The City is located in western St. Charles County at the intersection of I-70 and I-64/US Highway 40-61. The community was founded in 1855 and served as a railroad depot. The City of Wentzville was incorporated in 1872. The City of Wentzville continues to be a very desirable place for business location and expansion. The City remains one of the fastest-growing Cities in the entire State of Missouri. The city continues to be a desirable community in which to live due to our superior services, excellent school district, and proximity to shopping and major highways. According to the United States Census Bureau, the city has a total area of 19.98 square miles. The City of Wentzville had a population of 46,988 as of July 1, 2023.

The city also relies extensively on sales tax from local businesses as a primary source of revenue. The City is committed to supporting our Critical Success Factors: promoting Wentzville a a regional destination, a commitment to economic vitality, providing exceptional City services, optimizing our infrastructure connectivity and striving for a safe and welcoming community. The City of Wentzville continues to maintain a diverse economic base. This diverse base consists of industrial, retail and service commercial, medical-related facilities, and other support services within the community. A number of Fortune 500 companies maintain a presence in the city. Retail establishments are dispersed around the City, but Wentzville Parkway, Historic Downtown Wentzville and the Wentzville Bluffs area maintain a concentration of retail and service commercial businesses. Furthermore, the City is focused on developing new areas for commercial, institutional and service-oriented businesses. These areas include Wentzville Parkway South and David Hoekel Parkway (DHP). General Motors remains one of the largest employers in St. Charles County with a current workforce of approximately 4,200 employees operating on multiple shifts. Principal employers in the city include: General Motors, Wentzville R-IV School District (across multiple cities), Lear Corporation, TVS and Compass Health Network among the top.

Wentzville is surrounded by things to see and do. As the site of Rotary Park, Wentzville is host to the St. Charles County Fair and the St. Louis Renaissance Festival. One can take a visit to the nation's first Vietnam Veterans Memorial, located right in Wentzville. 4th of July festivities, the Hill of Thrills Soapbox Derby and the Holiday Night Lights drive-thru or walk-thru tour of Rotary Park are the major community events. Other community events include Wentzville Days Fair and Music Festival, a downtown street festival held in August, and the Annual Christmas Parade, held on the first Sunday evening in December, which is coordinated by the Wentzville Downtown Business Association. Just outside the city limits is the National Horseshoe Pitchers Association (NHPA) Museum, located within St. Charles County's Quail Ridge Park.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Subsidiary
Founded:	2016
Locations:	250+
Headquarters:	Chicago, IL
Website:	heartlandvetpartners.com

HEARTLAND VETERINARY PARTNERS

At Heartland, we believe that selling a veterinary practice shouldn't mean losing what makes it remarkable. When we acquire a practice, the doctor comes first. We listen closely to their needs in order to create a one-of-a-kind solution to ease their administrative burdens—all without disrupting their day-to-day operations, the culture they've fostered, and the relationships they've built. Partnering veterinarians appreciate an improved work-life balance, less financial worry, and the confidence that their teams will be in good hands. Best of all, they get to focus on the reasons they entered the business in the first place: to care for animals and to be present when their clients need them most. Practice team members enjoy the warm culture of their individual community practices combined with the support and resources that Heartland brings to the table. The Heartland Support Center team is hardwired to serve. We follow the philosophy of servant leadership and put the needs of others first with a genuine desire to help. As a result, Heartland's practices count on team members to be there for them with heart and solution, not a corporate agenda. Heartland's footprint continues to rapidly expand through the successful execution of veterinary practice acquisitions and partnerships with independent practicing veterinarians focused on delivering general veterinary services to companion animals.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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